



CAPITAL MARKETS | INVESTMENT PROPERTIES

**OFFERING MEMORANDUM**

# Develop in “America’s Aerospace Valley”

145<sup>th</sup> St. East & Avenue Q | Lake Los Angeles, CA

**CBRE**

# Across the street from the famous Four Aces Movie Ranch

[Four Aces Movie  
Ranch Home Page](#)

Over 7MM square feet of developable land in "America's Aerospace Valley"

Many potential uses. Conservation easement, a "glamping" or vacation rental destination, a retreat center and/or solar farm.

BUT highest-and-best use is probably a master-planned community of 5-acre homesites - Seller renegotiated a rezoning of the property, to allow for same. LCA11\* zoning. Power & Water on-site. (sample home rendering, above).

One of the fastest-growing areas in the state - with space exploration, now into the private sector, as well.

This picturesque valley is a hot spot for print media, film and TV shoots. And only 30 minutes from Edwards Air Force Base and 45 minutes to The Mojave Air & Space Port.

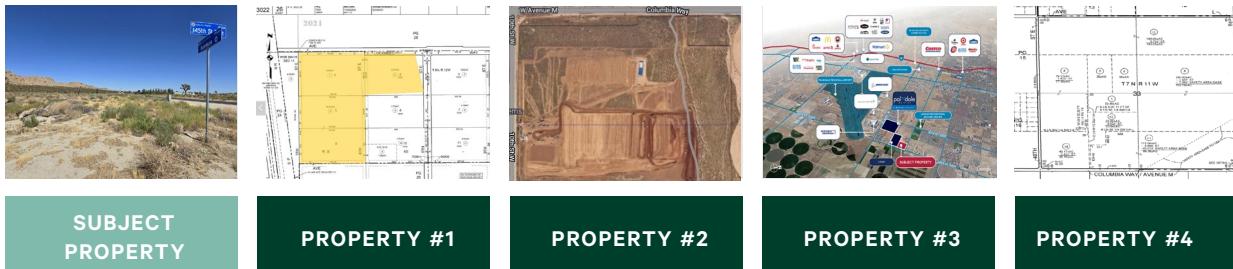
Between Lancaster/Palmdale and Lake Los Angeles, proper. Beautiful acreage dotted with Joshua trees and with panoramic views of the Lovejoy Buttes.

OPPORTUNITY AWAITS...

EXCLUSIVELY LISTED AT \$1,695,000.



# Sales Comparables



ADDRESS	145 <sup>th</sup> St. East & Avenue Q, Lake Los Angeles	SEC of Lockheed Way & Sierra Hwy, Palmdale	10 <sup>th</sup> St W, Palmdale	SWC Avenue L & 40, Palmdale	42164 40 <sup>th</sup> St E, Palmdale
PRICE	\$1,695,000	\$1,350,000	\$15,750,000	\$3,526,500	\$4,000,000
SIZE (ACRES)	164	40.6	109	38.55	37.56
PRICE/ACRE	\$10,335	\$33,251	\$144,495	\$91,455	\$106,496
ZONING	LCA11*	PDM2	PDM4	M1	M2
COE	N/A	7/18/2023	6/27/23	12/16/22	10/6/22



**Brice W.  
Head, MBA**  
**Senior Vice President  
Investment Properties**  
T: +1 310 344 8218

Lic. 01330706

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